



ERIN CLEANERS  
AKA: AHN'S CLEANERS, INC.  
608 BROAD STREET  
RIVERTON, BURLINGTON COUNTY, NEW JERSEY  
EPA ID NO. NJD011705175

Erin Cleaners has operated as a dry cleaning operation on site since 1949. On September 1, 1949 Erin Cleaners entered into a rental agreement with the property owner, Winifred Holroyd, for a period of 8 years. The agreement stated that the renters will use and occupy the premises as a dry cleaning, dyeing, pressing and receiving plant and for no other purpose without written consent. On September 22, 1952 Robert Holroyd, George Holroyd and Raymond Conover, partners trading as Erin Cleaners, purchased the property. On October 19, 1981 Erin Cleaners, deed signed by Raymond and Mary Conover, sold the site to Don Man Lee, Inc. The site was sold to Mok Hwan Ahn and Yeo S. Ahn, his wife, on June 28, 1989. The operations remained the same and continue as Erin Cleaners.

Prior to the dry cleaning operations, a machine shop operated at the site in the 1940s. The machine shop building was not the same building as the dry cleaning building.

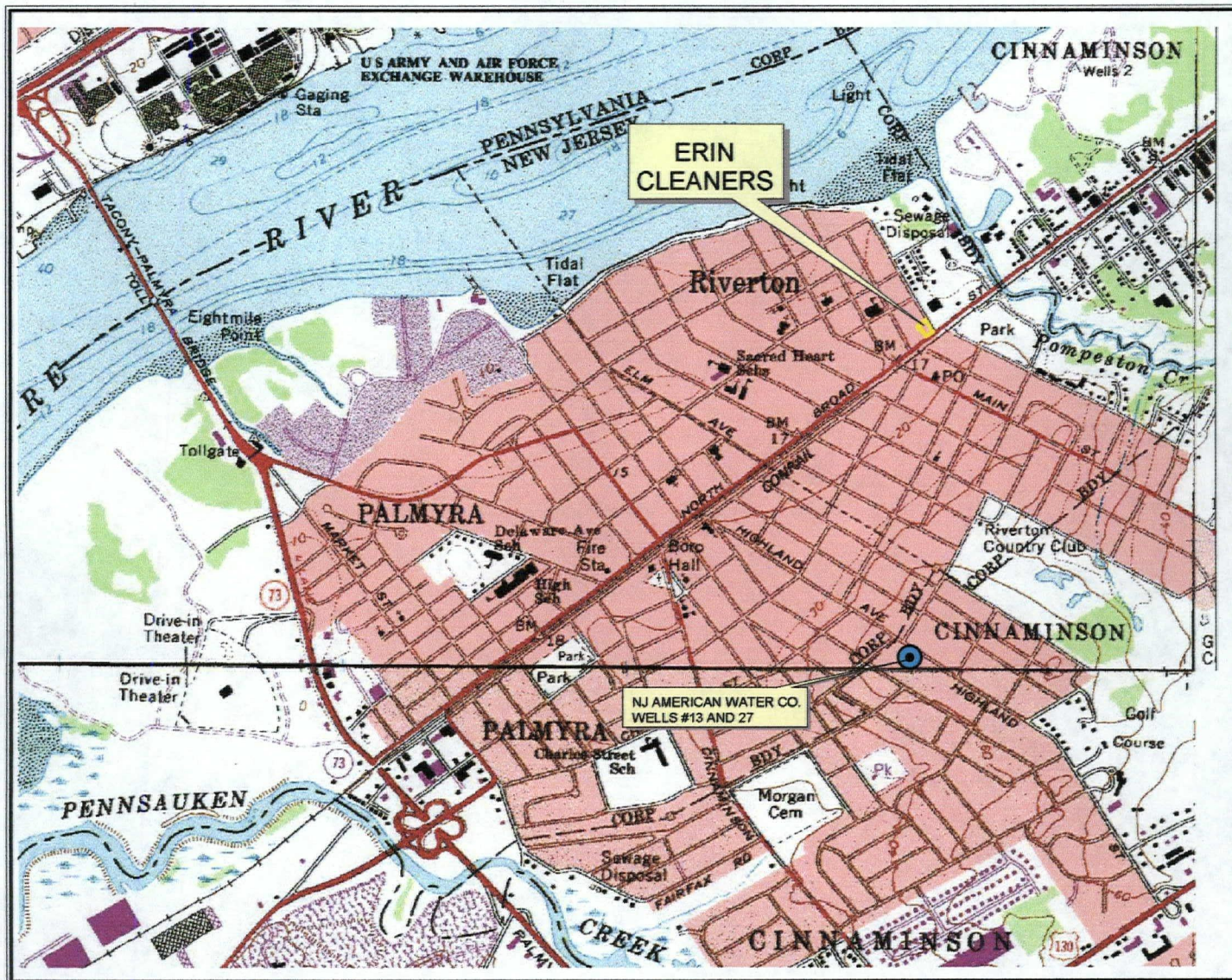
Dry cleaning operations are conducted in a large building on site. A retail drop off/pick-up area is also present in the front of the building. A 1980 NJDEP, Air Pollution Control Registration form has tetrachloroethylene listed as being used on site. During the 1980s and early 1990s, spent halogenated solvents and still bottoms of degreasers were disposed of off site. Prior to 1986 and after 1996, no disposal records were available in the files reviewed. A 1999 Right to Know Survey does not have any chemicals listed as being on site.

On May 29, 2002 the NJDEP, Bureau of Site Assessment collected ground water samples downgradient of the Erin Cleaners site. The samples were collected utilizing a Geoprobe, a hydraulically powered soil probing unit. Tetrachloroethylene was detected at 74.23 ppb at a depth of 24 to 28 feet, at 118.08 ppb at a depth of 38 to 40 feet and at 23.57 ppb at a depth of 45 to 48 feet.

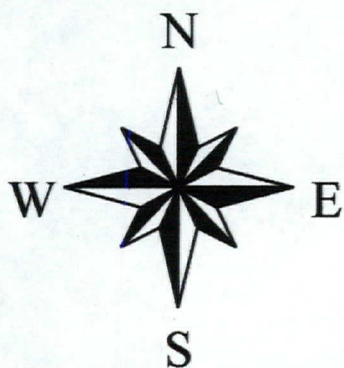
The New Jersey American Water Company Wells 13 and 27 are located on Highland Avenue in Cinnaminson. The wells are approximately 0.7 mile from Erin Cleaners. In January 1988 Well 13 was discovered to be contaminated with 200 to 250 ppb tetrachloroethylene and Well 27 with 88 ppb tetrachloroethylene. Concentrations have decreased since that time to approximately 10 ppb in each well. Well 13 is 198 feet deep with 31 feet of screen and Well 27 is 176 feet deep with 31 feet of screen.

A Site Investigation is recommended to conclusively attribute the contaminants detected in ground water to Erin Cleaners and to evaluate the site's contribution to the contamination detected in the New Jersey American Water Company Wells 13 and 27.





1000 0 1000 2000 3000 4000 5000 6000 7000 8000 Feet



ERIN CLEANERS  
608 BROAD STREET  
RIVERTON BORO, BURLINGTON CO.

FRANKFORD AND CAMDEN QUADS

LAT: 40, 00', 40"

LONG: 75, 00', 38"

MAP-1



# PA-Score

## PA SCORESHEETS

Site Name: ERIN CLEANERS  
CERCLIS ID No.: NJD011705175  
Street Address: 608 BROAD STREET  
City/State/Zip: RIVERTON , NJ 08077

Investigator: DONNA VAN VELDHUISEN  
Agency/Organization: NJDEP/BSA  
Street Address: 300 HORIZON CENTER  
City/State: ROBBINSVILLE, NJ

Date: 6/25/2002

PA-Score 2.1 Scoresheets  
ERIN CLEANERS - 07/16/102

Page: 1

OMB Approval Number: 2050-0095  
Approved for Use Through: 4/95

POTENTIAL HAZARDOUS  WASTE SITE  PRELIMINARY ASSESSMENT FORM				IDENTIFICATION	
				State: NJ	CERCLIS Number: NJD011705175
				CERCLIS Discovery Date:	
1. General Site Information					
Name: ERIN CLEANERS			Street Address: 608 BROAD STREET		
City: RIVERTON	State: NJ	Zip Code: 08077	County: BURLINGTON	Co. Code: 03	Cong. Dist:
Latitude: 40° 0' 40.0" Longitude: 75° 0' 38.0"		Approx. Area of Site: 14000 sq feet		Status of Site: Active	
2. Owner/Operator Information					
Owner: MOK HWAN & YEO AHN			Operator: ERIN CLEANERS		
Street Address: 608 BROAD STREET			Street Address: 608 BROAD STREET		
City: RIVERTON			City: RIVERTON		
State: NJ	Zip Code: 08077	Telephone: 609-829-2320	State: NJ	Zip Code: 08077	Telephone: 609-829-2320
Type of Ownership: Private			How Initially Identified: State/Local Program		

POTENTIAL HAZARDOUS  WASTE SITE  PRELIMINARY ASSESSMENT FORM		IDENTIFICATION	
		State: NJ	CERCLIS Number: NJD011705175
		CERCLIS Discovery Date:	
3. Site Evaluator Information			
Name of Evaluator: DONNA VAN VELDHUISEN		Agency/Organization: NJDEP/BSA	
Date Prepared: 6/25/2002			
Street Address: 300 HORIZON CENTER		City: ROBBINSVILLE	State: NJ
Name of EPA or State Agency Contact: KENNETH J. KLOO		Telephone: 609-584-4280	
Street Address: 300 HORIZON CENTER		City: ROBBINSVILLE	State: NJ
4. Site Disposition (for EPA use only)			
Emergency Response/Removal Assessment Recommendation: No  Date:	CERCLIS Recommendation: Higher Priority SI  Date: 6/25/2002	Signature:  Name: DONNA VAN VELDHUISEN Position: HSMS 1	

POTENTIAL HAZARDOUS  WASTE SITE  PRELIMINARY ASSESSMENT FORM	IDENTIFICATION	
	State: NJ	CERCLIS Number: NJD011705175
	CERCLIS Discovery Date:	

5. General Site Characteristics

Predominant Land Uses Within 1 Mile of Site: Commercial Residential	Site Setting:  Suburban	Years of Operation: Beginning Year: 1950  Ending Year: 2002
Type of Site Operations: Retail	Waste Generated: Onsite	
	Waste Deposition Authorized By: Present and Former Owner	
	Waste Accessible to the Public No	
	Distance to Nearest Dwelling, School, or Workplace: 50 Feet	

6. Waste Characteristics Information

Source Type Contaminated soil	Quantity 1.40e+04 sq ft	Tier A	General Types of Waste: Solvents
Tier Legend C = Constituent    W = Wastestream V = Volume        A = Area			Physical State of Waste as Deposited Liquid

<p>POTENTIAL HAZARDOUS</p> <p>WASTE SITE</p> <p>PRELIMINARY ASSESSMENT FORM</p>		IDENTIFICATION	
		State: NJ	CERCLIS Number: NJD011705175
		CERCLIS Discovery Date:	
7. Ground Water Pathway			
<p>Is Ground Water Used for Drinking Water Within 4 Miles: Yes</p> <p>Type of Ground Water Wells Within 4 Miles: Municipal</p>	<p>Is There a Suspected Release to Ground Water: Yes</p>	<p>List Secondary Target Population Served by Ground Water Withdrawn From:</p>	
<p>Depth to Shallowest Aquifer: 25 Feet</p> <p>Karst Terrain/Aquifer Present: No</p>	<p>Have Primary Target Drinking Water Wells Been Identified: Yes</p> <p>Primary Target Population: 7619</p> <p>Nearest Designated Wellhead Protection Area: None within 4 Miles</p>	<p>0 - 1/4 Mile 0</p> <p>&gt;1/4 - 1/2 Mile 0</p> <p>&gt;1/2 - 1 Mile 0</p> <p>&gt;1 - 2 Miles 15848</p> <p>&gt;2 - 3 Miles 34753</p> <p>&gt;3 - 4 Miles 55020</p> <p>Total 105621</p>	

POTENTIAL HAZARDOUS  WASTE SITE  PRELIMINARY ASSESSMENT FORM	IDENTIFICATION	
	State: NJ	CERCLIS Number: NJD011705175
	CERCLIS Discovery Date:	
8. Surface Water Pathway		
		Part 1 of 4
Type of Surface Water Draining Site and 15 Miles Downstream: Stream River	Shortest Overland Distance From Any Source to Surface Water:  500 Feet 0.1 Miles	
Is there a Suspected Release to Surface Water: No	Site is Located in: >100 yr - 500 yr floodpla	
8. Surface Water Pathway		
		Part 2 of 4
Drinking Water Intakes Along the Surface Water Migration Path: No		
Have Primary Target Drinking Water Intakes Been Identified: No		
Secondary Target Drinking Water Intakes: None		



POTENTIAL HAZARDOUS  WASTE SITE  PRELIMINARY ASSESSMENT FORM	IDENTIFICATION	
	State: NJ	CERCLIS Number: NJD011705175
	CERCLIS Discovery Date:	

8. Surface Water Pathway	Part 3 of 4
Fisheries Located Along the Surface Water Migration Path: Yes	
Have Primary Target Fisheries Been Identified: No	
Secondary Target Fisheries:	
Fishery Name	Water Body Type/Flow(cfs)
DELAWARE RIVER	large stream/river/ >1000-10000

8. Surface Water Pathway	Part 4 of 4
Wetlands Located Along the Surface Water Migration Path? (y/n) Yes	
Have Primary Target Wetlands Been Identified? (y/n) No	
Secondary Target Wetlands:	
Water Body/Flow(cfs)	Frontage(mi)
large stream/river/ >1000-10000	>3 to 4

Other Sensitive Environments Along the Surface Water Migration Path: No	
Have Primary Target Sensitive Environments Been Identified: No	
Secondary Target Sensitive Environments:	
None	

POTENTIAL HAZARDOUS  WASTE SITE  PRELIMINARY ASSESSMENT FORM	IDENTIFICATION	
	State: NJ	CERCLIS Number: NJD011705175
	CERCLIS Discovery Date:	

9. Soil Exposure Pathway

Are People Occupying Residences or  
Attending School or Daycare on or  
Within 200 Feet of Areas of Known  
or Suspected Contamination: No

Number of Workers Onsite: 1 - 100

Have Terrestrial Sensitive Environments Been Identified on or Within  
200 Feet of Areas of Known or Suspected Contamination: No

10. Air Pathway

Total Population on or Within:	
Onsite	10
0 - 1/4 Mile	804
>1/4 - 1/2 Mile	1926
>1/2 - 1 Mile	5301
>1 - 2 Miles	10242
>2 - 3 Miles	18143
>3 - 4 Miles	30475
Total	66901

Is There a Suspected Release to Air: No

Wetlands Located  
Within 4 Miles of the Site: Yes

Other Sensitive Environments Located  
Within 4 Miles of the Site: No

Sensitive Environments Within 1/2 Mile of the Site:

Distance	Sensitive Environment Type/Wetlands Area(acres)
>1/4 - 1/2	Wetlands (1 to 50 acres)

WASTE CHARACTERISTICS

Waste Characteristics (WC) Calculations:

1 CONTAMINATED SOIL	Contaminated soil	WQ value	maximum
Area	1.40E+04 sq ft	4.12E-01	4.12E-01

\*\* Only First WC Page Is Printed \*\*

Waste Characteristics Score: WC = 18

Ground Water Pathway Criteria List  
Suspected Release

Are sources poorly contained? (y/n/u)	Y
Is the source a type likely to contribute to ground water contamination (e.g., wet lagoon)? (y/n/u)	Y
Is waste quantity particularly large? (y/n/u)	N
Is precipitation heavy? (y/n/u)	N
Is the infiltration rate high? (y/n/u)	Y
Is the site located in an area of karst terrain? (y/n)	N
Is the subsurface highly permeable or conductive? (y/n/u)	Y
Is drinking water drawn from a shallow aquifer? (y/n/u)	N
Are suspected contaminants highly mobile in ground water? (y/n/u)	Y
Does analytical or circumstantial evidence suggest ground water contamination? (y/n/u)	Y

Other criteria? (y/n) N

SUSPECTED RELEASE? (y/n) Y

Summarize the rationale for Suspected Release:

GROUND WATER SAMPLES COLLECTED DOWNGRADIENT OF THE SITE EXHIBITED  
CONTAMINATION WITH TETRACHLOROETHYLENE.

Ground Water Pathway Criteria List  
Primary Targets

Is any drinking water well nearby? (y/n/u)	Y
Has any nearby drinking water well been closed? (y/n/u)	N
Has any nearby drinking water well user reported foul-testing or foul-smelling water? (y/n/u)	N
Does any nearby well have a large drawdown/high production rate? (y/n/u)	Y
Is any drinking water well located between the site and other wells that are suspected to be exposed to a hazardous substance? (y/n/u)	N
Does analytical or circumstantial evidence suggest contamination at a drinking water well? (y/n/u)	Y
Does any drinking water well warrant sampling? (y/n/u)	Y

Other criteria? (y/n) N

PRIMARY TARGET(S) IDENTIFIED? (y/n) Y

Summarize the rationale for Primary Targets:

NEW JERSEY AMERICAN WATER COMPANY WELLS 13 AND 27 ARE CONTAMINATED  
PRIMARILY WITH TETRACHLOROETHYLENE.

### Pathway Characteristics

## Targets

## WASTE CHARACTERISTICS

WC =

GROUND WATER PATHWAY SCORE:

100

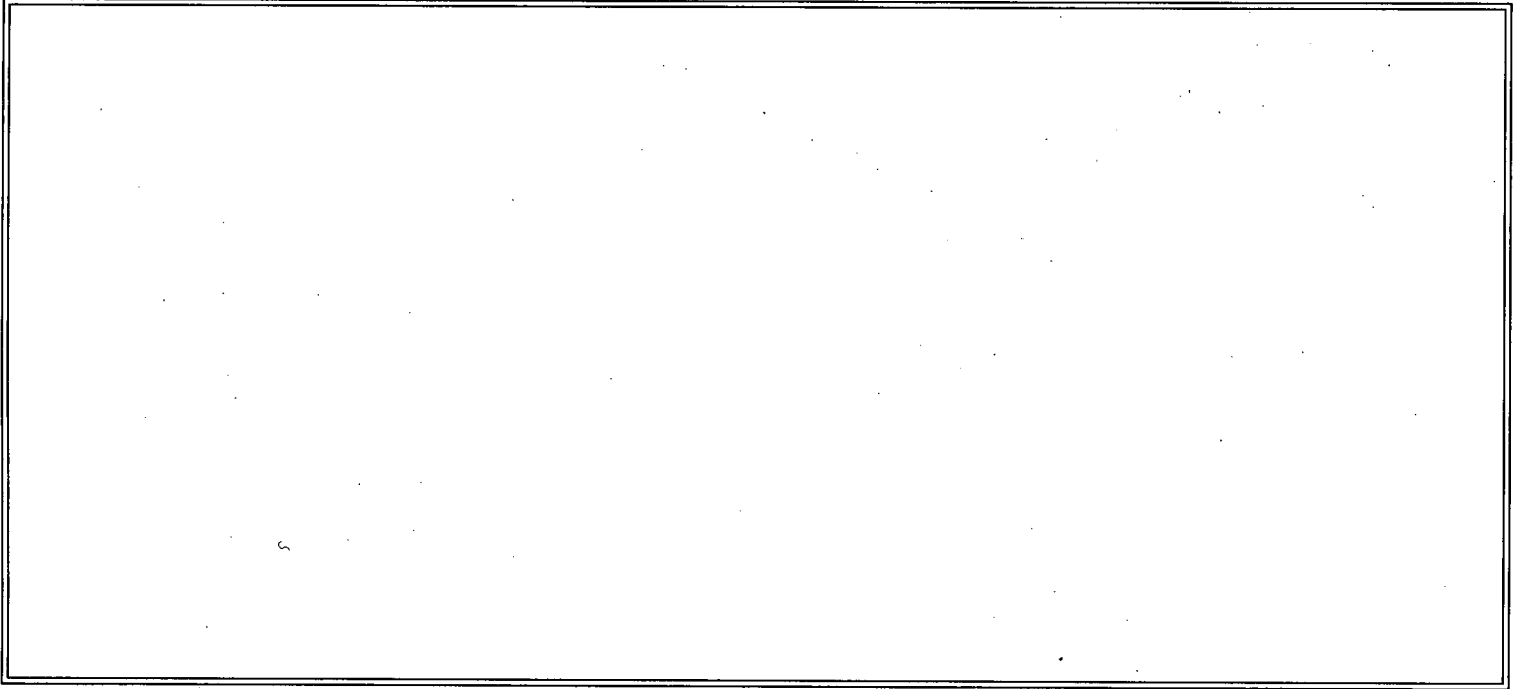


Ground Water Target Populations

Primary Target Population Drinking Water Well ID	Dist. (miles)	Population Served	Reference	Value
1 WELLS 13 AND 27	0.80	7619		76190
*** Note : Maximum of 5 Wells Are Printed ***				Total
				76190

Secondary Target Population Distance Categories	Population Served	Reference	Value
0 to 1/4 mile	0		0
Greater than 1/4 to 1/2 mile	0		0
Greater than 1/2 to 1 mile	0		0
Greater than 1 to 2 miles	15848		294
Greater than 2 to 3 miles	34753		678
Greater than 3 to 4 miles	55020		417
			Total
			1389

Apportionment Documentation for a Blended System



Surface Water Pathway Criteria List  
Suspected Release

Is surface water nearby? (y/n/u)	N
Is waste quantity particularly large? (y/n/u)	N
Is the drainage area large? (y/n/u)	N
Is rainfall heavy? (y/n/u)	Y
Is the infiltration rate low? (y/n/u)	N
Are sources poorly contained or prone to runoff or flooding? (y/n/u)	N
Is a runoff route well defined(e.g.ditch/channel to surf.water)? (y/n/u)	N
Is vegetation stressed along the probable runoff path? (y/n/u)	N
Are sediments or water unnaturally discolored? (y/n/u)	N
Is wildlife unnaturally absent? (y/n/u)	N
Has deposition of waste into surface water been observed? (y/n/u)	N
Is ground water discharge to surface water likely? (y/n/u)	N
Does analytical/circumstantial evidence suggest S.W. contam? (y/n/u)	N

Other criteria? (y/n) N

SUSPECTED RELEASE? (y/n) N

Summarize the rationale for Suspected Release:

Surface Water Pathway Criteria List  
Primary Targets

Is any target nearby? (y/n/u)      If yes:      N  
    N Drinking water intake  
    N Fishery  
    N Sensitive environment

Has any intake, fishery, or recreational area been closed? (y/n/u)      N

Does analytical or circumstantial evidence suggest surface water  
    contamination at or downstream of a target? (y/n/u)      N

Does any target warrant sampling? (y/n/u)      If yes:      N  
    N Drinking water intake  
    N Fishery  
    N Sensitive environment

Other criteria? (y/n)      N

PRIMARY INTAKE(S) IDENTIFIED? (y/n)      N

Summarize the rationale for Primary Intakes:

continued -----

continued -----

Other criteria? (y/n) N

PRIMARY FISHERY(IES) IDENTIFIED? (y/n) N

Summarize the rationale for Primary Fisheries:

Other criteria? (y/n) N

PRIMARY SENSITIVE ENVIRONMENT(S) IDENTIFIED? (y/n) N

Summarize the rationale for Primary Sensitive Environments:

### Pathway Characteristics

Pathway Characteristics			Ref.
Do you suspect a release? (y/n)	No		.....
Distance to surface water (feet):	500		
Flood frequency (years):	500		
What is the downstream distance (miles) to:			
a. the nearest drinking water intake?	N.A.		
b. the nearest fishery?	0.8		
c. the nearest sensitive environment?	0.5		
LIKELIHOOD OF RELEASE	Suspected Release	No Suspected Release	References
1. SUSPECTED RELEASE	0	.....	.....
2. NO SUSPECTED RELEASE	.....	500	
LR =	0	500	



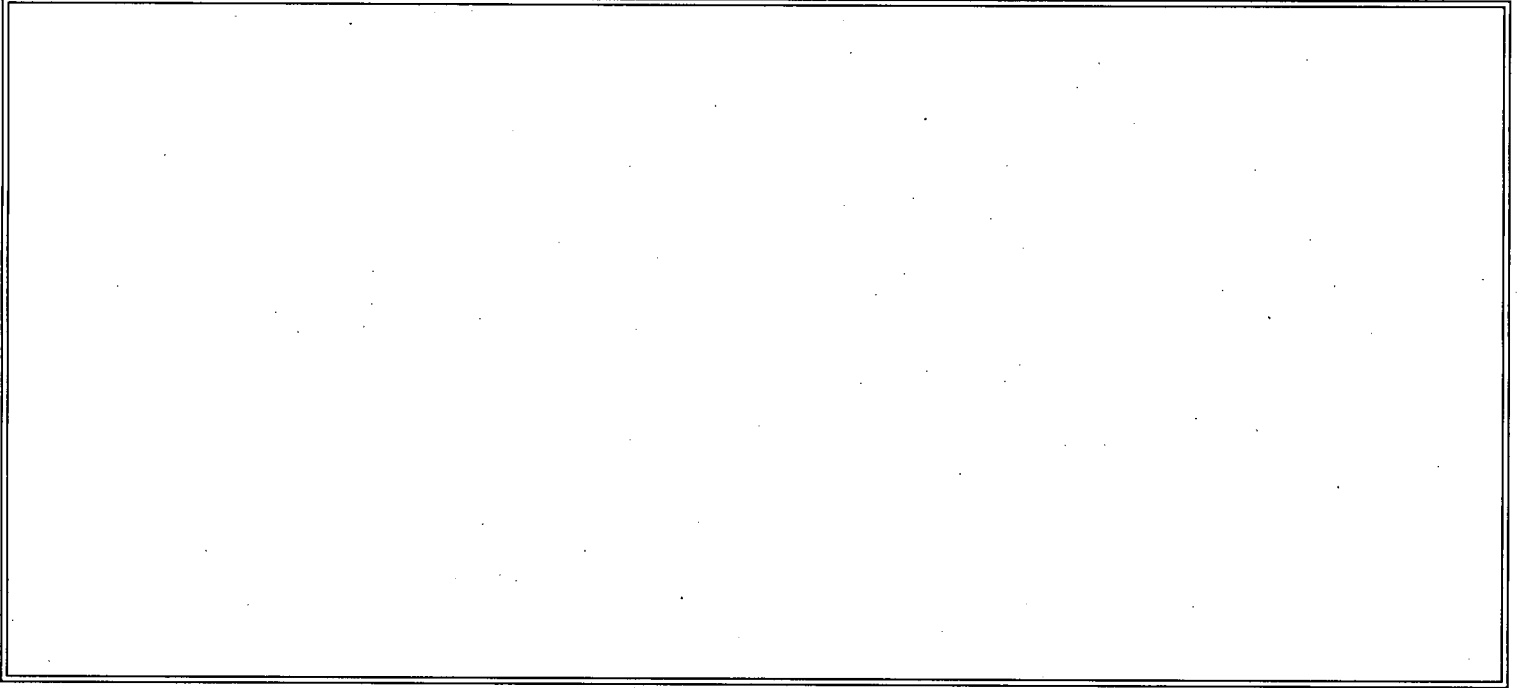
Drinking Water Threat Targets

TARGETS	Suspected Release	No Suspected Release	References
3. Determine the water body type, flow (if applicable), and number of people served by each drinking water intake.			
4. PRIMARY TARGET POPULATION 0 person(s)	0		
5. SECONDARY TARGET POPULATION Are any intakes part of a blended system? (y/n): N	0	0	
6. NEAREST INTAKE	0	0	
7. RESOURCES	0	5	
T =	0	5	

Drinking Water Threat Target Populations

Intake Name	Primary (y/n)	Water Body Type/Flow	Population Served	Ref.	Value
None					
Total Primary Target Population Value					0
Total Secondary Target Population Value					0
*** Note : Maximum of 6 Intakes Are Printed ***					

Apportionment Documentation for a Blended System



Human Food Chain Threat Targets

TARGETS	Suspected Release	No Suspected Release	References
8. Determine the water body type and flow for each fishery within the target limit.			
9. PRIMARY FISHERIES	0		
10. SECONDARY FISHERIES	0	12	
T =	0	12	

Human Food Chain Threat Targets

Fishery Name	Primary (y/n)	Water Body Type/Flow	Ref.	Value
1 DELAWARE RIVER	N	>1000-10000 cfs		12
Total Primary Fisheries Value				0
Total Secondary Fisheries Value				0

\*\*\* Note : Maximum of 6 Fisheries Are Printed \*\*\*

Environmental Threat Targets

TARGETS	Suspected Release	No Suspected Release	References
11. Determine the water body type and flow (if applicable) for each sensitive environment.			
12. PRIMARY SENSITIVE ENVIRONMENTS	0		
13. SECONDARY SENSITIVE ENVIRONS.	0	10	
T =	0	10	

Environmental Threat Targets

Sensitive Environment Name	Primary (y/n)	Water Body Type/Flow	Ref.	Value
1 WETLANDS	N	>1000-10000 cfs		0
Total Primary Sensitive Environments Value				0
Total Secondary Sensitive Environments Value				0
*** Note: Maximum of 6 Sensitive Environments Are Printed ***				

Surface Water Pathway Threat Scores

Threat	Likelihood of Release (LR) Score	Targets (T) Score	Pathway Waste Characteristics (WC) Score	Threat Score LR x T x WC / 82,500
Drinking Water	500	5	18	1
Human Food Chain	500	12	18	1
Environmental	500	10	18	1

SURFACE WATER PATHWAY SCORE:

3

Soil Exposure Pathway Criteria List  
Resident Population

Is any residence, school, or daycare facility on or within 200 feet of an area of suspected contamination? (y/n/u) N

Is any residence, school, or daycare facility located on adjacent land previously owned or leased by the site owner/operator? (y/n/u) N

Is there a migration route that might spread hazardous substances near residences, schools, or daycare facilities? (y/n/u) N

Have onsite or adjacent residents or students reported adverse health effects, exclusive of apparent drinking water or air contamination problems? (y/n/u) N

Does any neighboring property warrant sampling? (y/n/u) N

Other criteria? (y/n) N

RESIDENT POPULATION IDENTIFIED? (y/n) N

Summarize the rationale for Resident Population:



SOIL EXPOSURE PATHWAY SCORESHEETS

Pathway Characteristics

		Ref.
Do any people live on or within 200 ft of areas of suspected contamination? (y/n)	No	
Do any people attend school or daycare on or within 200 ft of areas of suspected contamination? (y/n)	No	
Is the facility active? (y/n):	Yes	

LIKELIHOOD OF EXPOSURE	Suspected Contamination	References
1. SUSPECTED CONTAMINATION LE =	550	

Targets

2. RESIDENT POPULATION 0 resident(s) 0 school/daycare student(s)	0	
3. RESIDENT INDIVIDUAL	0	
4. WORKERS 1 - 100	5	
5. TERRES. SENSITIVE ENVIRONMENTS	0	
6. RESOURCES	5	
T =	10	

WASTE CHARACTERISTICS

WC =

18

RESIDENT POPULATION THREAT SCORE:

1

NEARBY POPULATION THREAT SCORE:

1

Population Within 1 Mile: 1 - 10,000

SOIL EXPOSURE PATHWAY SCORE:

2

Soil Exposure Pathway Terrestrial Sensitive Environments

Terrestrial Sensitive Environment Name	Reference	Value
None		
Total Terrestrial Sensitive Environments Value		

\*\*\* Note : Maximum of 7 Sensitive Environments Are Printed \*\*\*

Air Pathway Criteria List  
Suspected Release

Are odors currently reported? (y/n/u) N

Has release of a hazardous substance to the air  
been directly observed? (y/n/u) N

Are there reports of adverse health effects (e.g., headaches,  
nausea, dizziness) potentially resulting from migration  
of hazardous substances through the air? (y/n/u) N

Does analytical/circumstantial evidence suggest release to air? (y/n/u) N

Other criteria? (y/n) N

SUSPECTED RELEASE? (y/n) N

Summarize the rationale for Suspected Release:

AIR PATHWAY SCORESHEETS

Pathway Characteristics

Do you suspect a release? (y/n)			No	Ref.
Distance to the nearest individual (feet):			0	
LIKELIHOOD OF RELEASE	Suspected Release	No Suspected Release	References	
1. SUSPECTED RELEASE	0			
2. NO SUSPECTED RELEASE		500		
LR =		0		

Targets

TARGETS	Suspected Release	No Suspected Release	References
3. PRIMARY TARGET POPULATION 0 person(s)	0		
4. SECONDARY TARGET POPULATION	0	50	
5. NEAREST INDIVIDUAL	0	20	
6. PRIMARY SENSITIVE ENVIRONS.	0		
7. SECONDARY SENSITIVE ENVIRONS.	0	0	
8. RESOURCES	0	5	
T =		0	75

WASTE CHARACTERISTICS

WC =

0	18
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AIR PATHWAY SCORE:

8
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Air Pathway Secondary Target Populations

Distance Categories	Population	References	Value
Onsite	10		1
Greater than 0 to 1/4 mile	804		13
Greater than 1/4 to 1/2 mile	1926		9
Greater than 1/2 to 1 mile	5301		8
Greater than 1 to 2 miles	10242		8
Greater than 2 to 3 miles	18143		4
Greater than 3 to 4 miles	30475		7
Total Secondary Population Value			50

Air Pathway Primary Sensitive Environments

Sensitive Environment Name	Reference	Value
None		
Total Primary Sensitive Environments Value		

\*\*\* Note : Maximum of 7 Sensitive Environments Are Printed\*\*\*

Air Pathway Secondary Sensitive Environments

Sensitive Environment Name	Distance	Reference	Value
1 wetlands	>1/4-1/2		0.1
Total Secondary Sensitive Environments Value			0



SITE SCORE CALCULATION

SITE SCORE CALCULATION	SCORE
GROUND WATER PATHWAY SCORE:	100
SURFACE WATER PATHWAY SCORE:	3
SOIL EXPOSURE PATHWAY SCORE:	2
AIR PATHWAY SCORE:	8
SITE SCORE:	50

SUMMARY

1. Is there a high possibility of a threat to any nearby drinking water well(s) by migration of a hazardous substance in ground water? Yes

If yes, identify the well(s).

New Jersey American Water Company's Wells 13 and 27 are contaminated

If yes, how many people are served by the threatened well(s)? 7619

2. Is there a high possibility of a threat to any of the following by hazardous substance migration in surface water?

A. Drinking water intake	No
B. Fishery	No
C. Sensitive environment (wetland, critical habitat, others)	No

If yes, identity the target(s).

3. Is there a high possibility of an area of surficial contamination within 200 feet of any residence, school, or daycare facility? No

If yes, identify the properties and estimate the associated population(s)

4. Are there public health concerns at this site that are not addressed by PA scoring considerations? No

If yes, explain: